082.0	0002	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,400 /	633,400
					USE VALUE:	633,400 /	633,400
					ASSESSED:	633,400 /	633,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG JIA YI
Owner 2:	
Owner 3:	
Street 1:	73 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHOFIELD ROSE M -
Owner 2:	-
Street 1:	73 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,964 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Vinyl Exterior and 1274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3964.000	255,700	500	377,200	633,400
Total Card	0.091	255,700	500	377,200	633,400
Total Parcel	0.091	255,700	500	377,200	633,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.17 | /Parcel: 497.1

Legal Description

User Acct 50820

GIS Ref

GIS Ref

Insp Date 09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,700	500	3,964.	377,200	633,400	633,400	Year End Roll	12/18/2019
2019	101	FV	208,900	600	3,964.	371,900	581,400	581,400	Year End Roll	1/3/2019
2018	101	FV	207,800	0	3,964.	285,600	493,400	493,400	Year End Roll	12/20/2017
2017	101	FV	207,800	0	3,964.	269,500	477,300	477,300	Year End Roll	1/3/2017
2016	101	FV	207,800	0	3,964.	247,900	455,700	455,700	Year End	1/4/2016
2015	101	FV	199,500	0	3,964.	231,700	431,200	431,200	Year End Roll	12/11/2014
2014	101	FV	199,500	0	3,964.	213,400	412,900	412,900	Year End Roll	12/16/2013
2013	101	FV	199,500	0	3,964.	213,400	412,900	412,900		12/13/2012

!6642!

PRINT

Date	Time
12/10/20	21:23:38

LAST REV

Date	Time
10/03/18	11:20:43
mmcmakin	
6642	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHOFIELD ROSE	1528-65	1	6/15/2018		665,000	No	No		
	780-188		1/1/1901	Family		No	No		Walter R Schofield Jr dod 3/29/2009

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2006	854	New Wind	5,000	C				replace porch scre

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/25/2008	Meas/Inspect	355	PATRIOT
1/11/2000	Meas/Inspect	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50820
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3964		Sq. Ft.	Site		0	70.	1.36	6									377,245						377,200	

Total AC/HA: 0.09100 | Total SF/SM: 3964 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 377,245 | Spl Credit | Total: 377,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347367
Depreciation:	91705
Depreciated Total:	255662

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

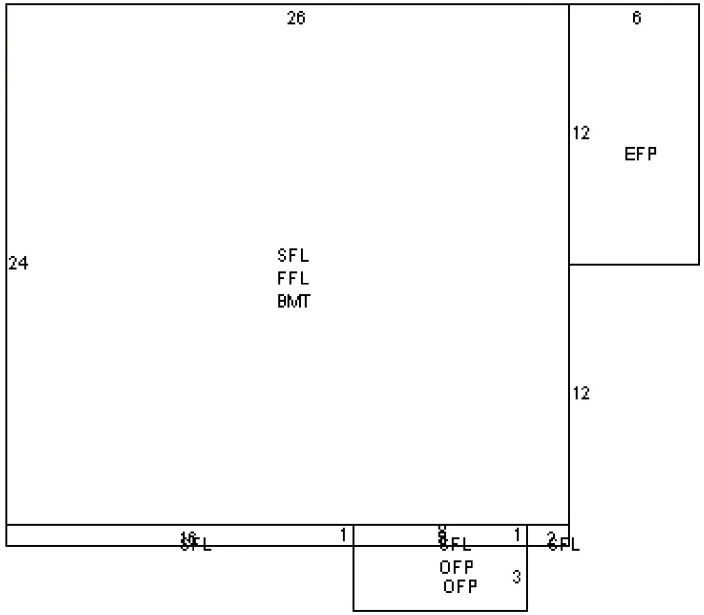
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	127.72
Final Total:	255700	Val/Su SzAd	200.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	182.230	118,451
BMT	Basement	624	54.670	34,114
FFL	First Floor	624	182.230	113,713
EFP	Enclos Porch	72	65.030	4,682
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	2,002			Total:	272,368
Size Ad	1274	Gross Are	2002	FinArea	1274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X11	A	FR	2000	5.35	T	19	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500